

FOR LEASE

PORT COMMERCE BUSINESS PARK

AVAILABLE September 2026

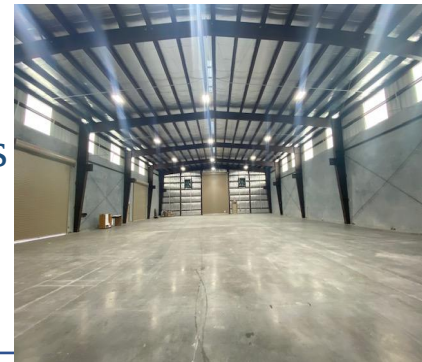
4482 A GENOA RED BLUFF RD HOUSTON, TX 77059



69 Acre Industrial Business Park - Genoa Red Bluff Road - Deed Restricted

Free Standing Building A - Available September 2026

- *Building Sizes: $\pm$ 12,700 SF including $\pm$ 3,050 SF Offices
- *(3) Overhead Doors
- *Fenced Concrete Yard
- *20-T Crane Ready
- *Off-Site Detention



SMITH RAINES COMPANY

Carolyn Fincher, Broker
(o) 281.486.1400 (c) 713.299.3192
smithraines@yahoo.com

1307 Bluebonnet Drive Taylor Lake Village, TX 77586

Lease Rate: \$1.60 PSF / \$20,300 per month
NNN's: \$5,200 per month
Exceptional Opportunity Now Available!!

Building Features

4482 A Genoa Red Bluff Road-Available

Tract Size: ± 1.65 ac - Fenced Concrete Yard

Building: ± 12,700 SF

Office: ± 3,050 SF

Shop: ± 9,650 SF

20T Crane Ready

3 Overhead Doors - (2) 14' X 16' Manual Doors (1) 18' X 24' Motorized

Door Power: 480V / 3 Phase

Eave Height: 28'

4482 B Genoa Red Bluff Road-Leased

Tract Size: ± 1.65 ac - Fenced Concrete Yard

Building: ± 12,700 SF

Office: ± 3,050 SF

Shop: ± 9,650 SF

20T Crane Ready

3 Overhead Doors - (2) 14' X 16' Manual Doors (1) 18' X 24' Motorized Doors

Power: 480V / 3 Phase

Eave Height: 28'

4482 C Genoa Red Bluff Road - LEASED

Tract Size: ± 1.35 ac - Fenced Concrete Yard

Building: ± 12,700 SF

Office: ± 3,050 SF

Shop: ± 9,650 SF

20T Crane Ready

3 Overhead Doors - (2) 14' X 16 Manual Doors (1) 18' X 24' Motorized

Doors Power: 480V / 3 Phase

Eave Height: 28'

4482 D Genoa Red Bluff Road - LEASED

Tract Size: ± 1.35 ac - Fenced Concrete Yard

Building: ± 12,700 SF

Office: ± 3,050 SF

Shop: ± 9,650 SF

20T Crane Ready

3 Overhead Doors - (2) 14' X 16' Manual Doors (1) 18' X 24" Motorized Doors

Power: 480V / 3 Phase

Eave Height: 28'



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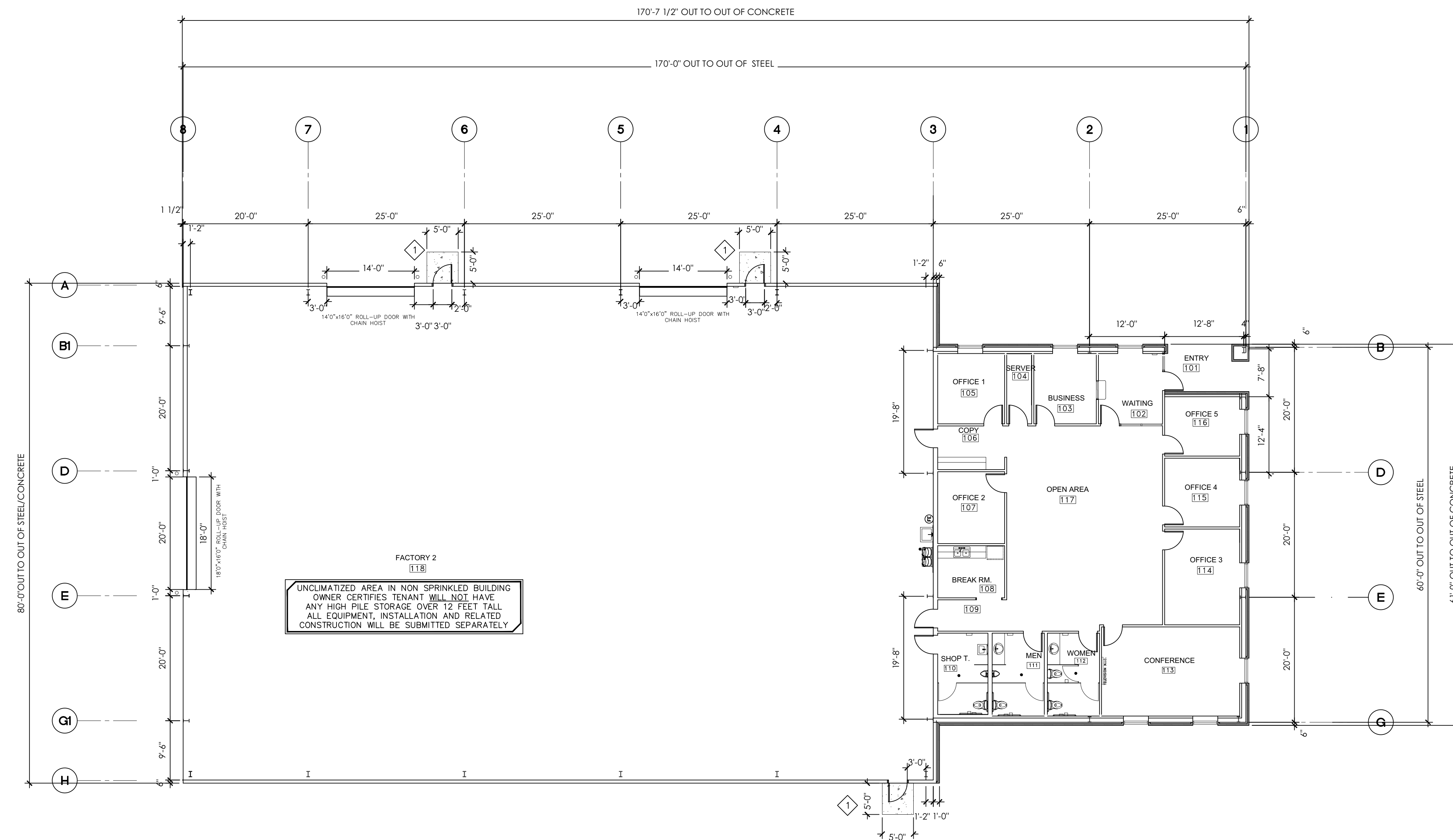
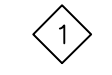
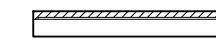
REVIEWED FOR COMPLIANCE

Performance of this review
does not relieve the applicant
from full responsibility to
comply with all applicable
codes, ordinances and
regulations 09/23/21

GENERAL FLOOR PLAN NOTES

- A. REFER TO ROOM FINISH SCHEDULE ON SHEET A-602A FOR ALL SPECIFIC MATERIALS AND FINISHES. ALL PAINT SHALL BE APPLIED IN ACCORDANCE TO THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE. FLAME SPREAD RATINGS FOR INTERIOR FINISHES ARE TO BE IN ACCORDANCE WITH APPLICABLE CODES. ALL CHANGES IN FLOOR MATERIAL BETWEEN ROOMS SHALL OCCUR AT THE CENTER LINE OF THE DOOR UNLESS NOTED OTHERWISE.
- B. ALL CHANGES IN FLOOR MATERIAL BETWEEN ROOMS SHALL OCCUR AT THE CENTER LINE OF THE DOOR UNLESS NOTED OTHERWISE. REFER TO TENANT FOR ALL FINISH AND COLOR SELECTIONS.
- C. REFER TO OFFICE FLOOR PLAN (SHEET A-103A) FOR DOOR TYPE DESIGNATIONS AND SHEET A-601A FOR DOOR AND HARDWARE SCHEDULES. ALL DOORS, FRAMES AND HARDWARE SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE CITY AND STATE BUILDINGS CODES. NOTE THAT ALL HARDWARE AT NEW DOORS MUST BE A.D.A. APPROVED LEVER STYLE. CONTACT THE TENANT FOR KEYING AND SECURITY HARDWARE INSTRUCTIONS.
- D. REFER TO SHEET A-601A FOR ALL NEW INTERIOR GLAZING AND FRAMING SPECIFICATIONS.

GENERAL FLOOR PLAN LEGEND

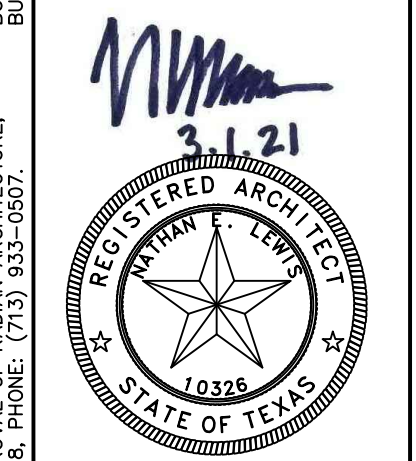
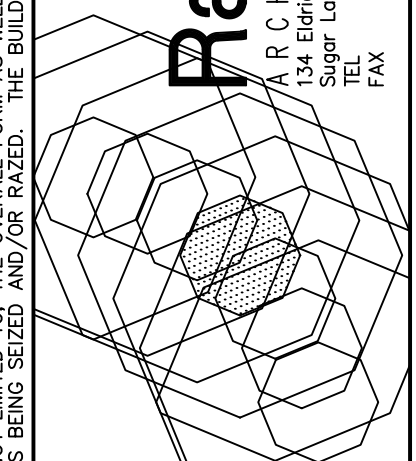
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BUILDING #A

4482 GENOA RED BLUFF ROAD- BUILDING A
HOUSTON, TEXAS 77505

Radian
ARCHITECTURE

ARCHITECTUR
134 Eldridge Road Suite A
Sugar Land, Texas 77478
TEL (713) 933 0507
FAX (713) 933 0512



Project No.	200R.06
Date	12/29/20
Drawn by	JG
Checked by	NL

Sheet No.

A-101A

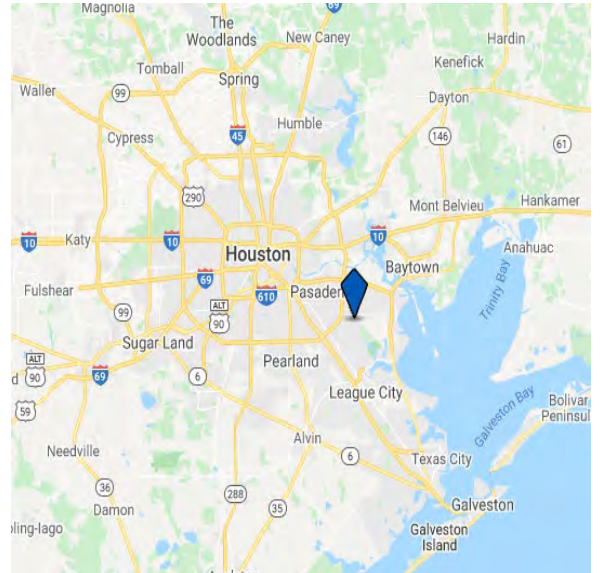
BUILDING PLAN

OVERALL BUILDING FLOOR PLAN

SCALE: $3/32" = 1'-0"$

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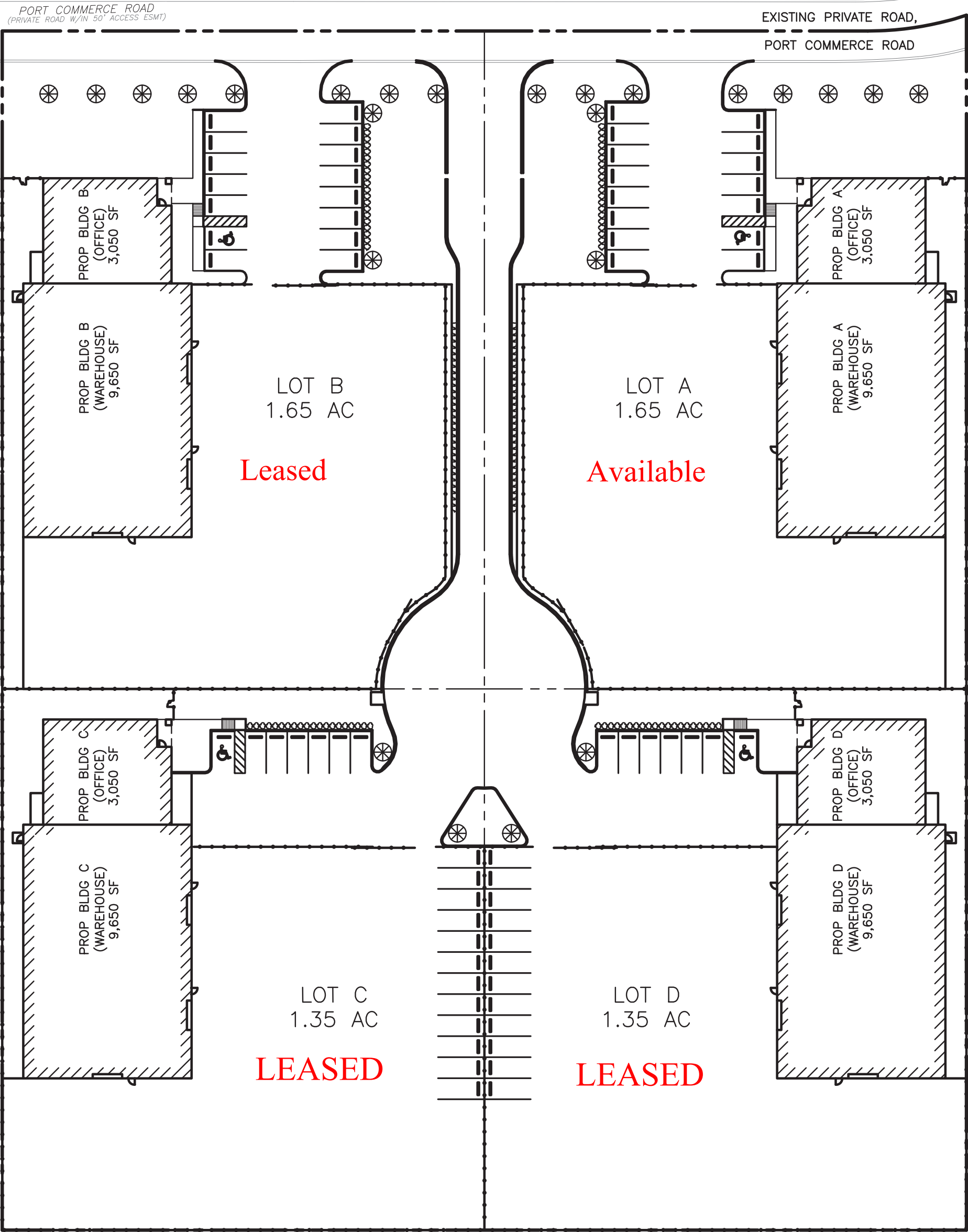
PORT COMMERCE BUSINESS PARK OVERVIEW



SMITH RAINES COMPANY
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Location: Great Access to Major Arteries, Ports and Refineries. SE Quadrant of Houston
South Line of Genoa Red Bluff Road between Beltway 8 and Red Bluff Road.

SITE PLAN





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Carolyn S Fincher dba Smith Raines Company</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(281)486-1400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Carolyn Fincher, Broker</u>	<u>264787</u>	<u>smithraines@yahoo.com</u>	<u>(713)299-3192</u>
Designated Broker of Firm	License No.	Email	Phone
<u>LeDon Wissner, Broker Associate</u>	<u>458007</u>	<u>ledonwissner@gmail.com</u>	<u>(832)818-5092</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov